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9526799999



CREDAI 🗶 🦺 👊 (An ISO 9001:2015 Certified Company)

www.assethomes.in

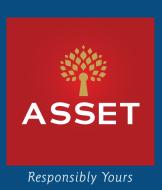
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CALL: +91 98464 99999





SERENITY MEETS SAFETY





India's First Lifecycle Builder

As a Responsible Builder, we cater to our customers' evolv

based on the different stages in their lives.

OUR LIFECYCLE LIVING SOLUTIONS



A BIG SMALL WORLD Safe, private and self-contained micro-apartments for single residents.



DOES NOT COST YOU THE EARTH Budget apartments for families who asp a better living environment.



OUT-OF-THE-WORLD LUXURY Exotic Luxury Residences for achievers t upgrade to a charming lifestyle.



LIVE LIFE'S SECOND SEASON Senior Residences for those who believe retiring doesn't mean retiring from life



SNUG ON THE RIVERSIDE

Riverside Residences DESOM, ALUVA

ASSET

East Brook

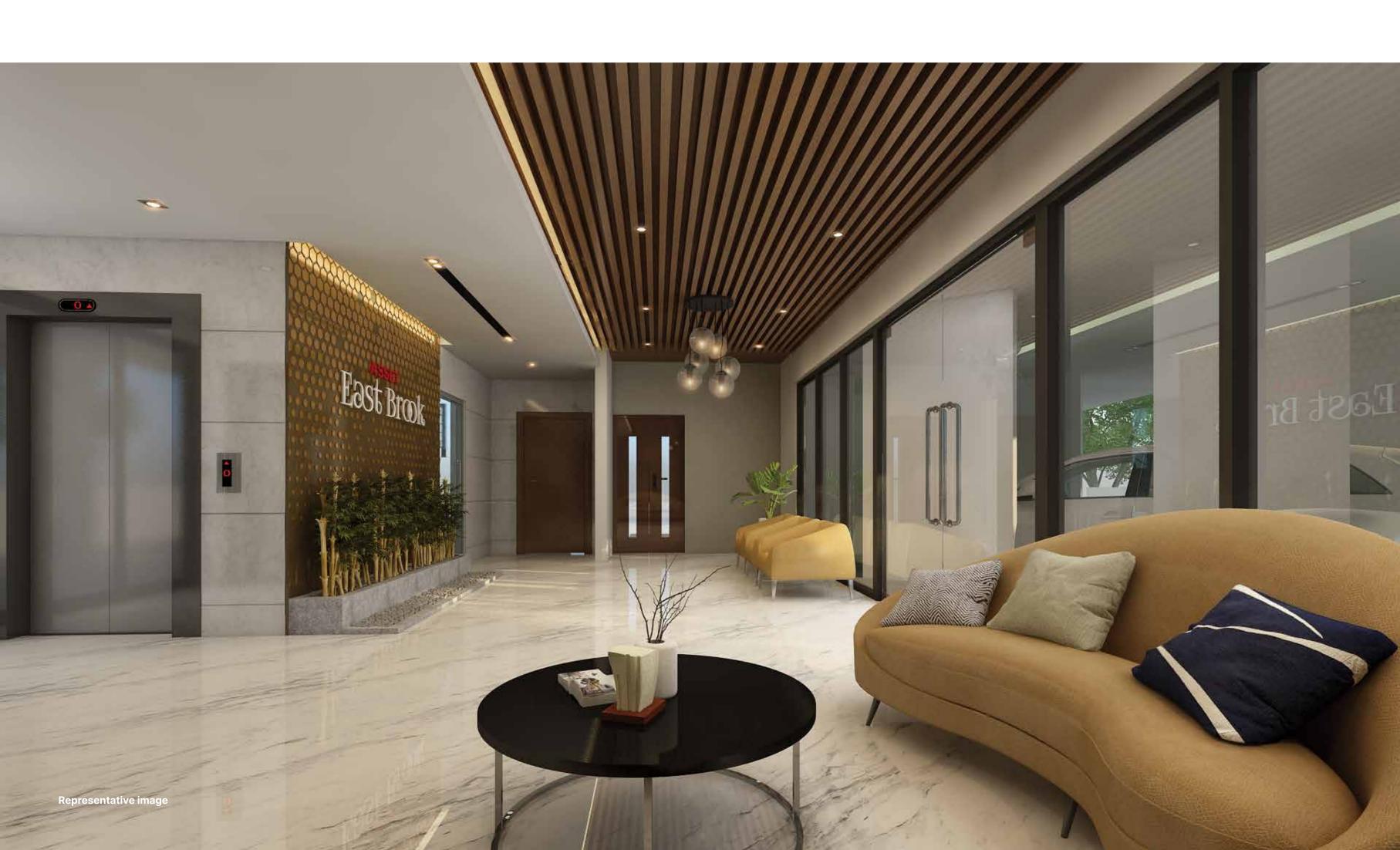
Asset East Brook (Phase 1), located at Desom, snuggles on the lap of River Periyar, soothed by its constant lullaby. The project lies close to the centre of Aluva Town and is just a short Metro ride from the city of Kochi. Rather it is located at just the kind of place you would want your home to be in. With an unhindered view of the river nestling in the verdant countryside, your balcony offers you a visual treat. Here you will experience God's Own Country in all its glory.



SAFE FROM THE TIDE

Asset East Brook is contemporary luxury set amidst the beauty of nature. While providing an unobstructed view of the waters, the project stands far above the level of the shores and an improbable tide, on a landscaped yard with an exclusive children's play area. Dive into the infinity pool overlooking the Periyar and soak in infinite joy.

Geographically located above High Flood Level











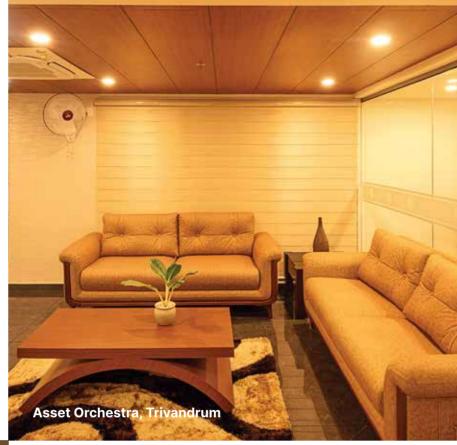






COMFORT FEATURES

- Infinity swimming pool overlooking River Periyar
- · Yoga court with reflexology trail
- Well equipped fitness centre



DIGITAL FEATURES

- Digital cable TV connection
- Intercom facility
- Security cameras at entrance gate,
 lobby and select common areas

FEATURES

LEISURE FEATURES

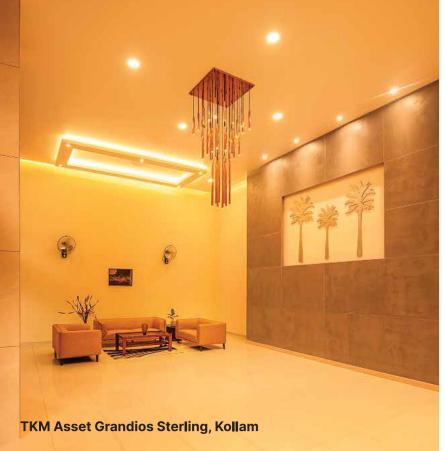
- Multi recreation room with indoor games like cards, chess, caroms etc
- Well laid out children's play area amidst sprawling lawns
- Open air theatre
- Elders nook
- Open terrace party area
- Half basketball court



ECO FEATURES

- Ample green space
- · Rainwater harvesting
- Landscaped garden
- Solar power for lights in select common areas





COMMUNITY FEATURES

- Caretaker's room with toilet facility
- Piped music in lobby and select common areas
- Driver's/janitor's room with toilet facility
- Servant's toilet
- One passenger lift and one bed lift
- Access for differently abled

24-hr security/water/power

- Centralized gas supply
- Maintenance on call



TECHNICAL FEATURES

- Metal/fibre strip reinforcement on all joints to avoid cracks
- Sharp edges avoided on all fabrications to provide safety, especially for children
- Rubber fenders on parking area pillars to avoid damage to vehicles

Specifications

FOUNDATION

RCC foundations designed to suit the soil strata

STRUCTURE

Reinforced cement concrete frame with solid cement blocks in fill walls

<u>Earthquake resistance for Zone 3</u>

FLOORING

High quality vitrified/rectified tiles with vitrified/rectified skirting for living, dining and bedrooms

Anti-skid/matt tiles – Ceramic or vitrified for kitchen, balcony and toilets

Entrance lobby, staircase & common areas will be of granite/vitrified flooring

• WALL CLADDINGS

Designed wall claddings with ceramic wall tiles in bathroom upto false ceiling height Ceramic tiles till 2ft from counter top for kitchen and wash counters

KITCHEN

Granite kitchen counter, single bowl stainless steel sink with drain board

TOILET FITTINGS

White sanitary ware including European water closet and wash basin Good quality taps, mixer, shower and towel rods

• HARDWAE

Best quality hardware

• DOORS

Decorative panelled main entrance door in engineered wood.

Factory-made pre-hung doors with laminated / moulded / flush shutters for bedrooms and toilets

WINDOWS

Full glazed, power-coated aluminium windows with MS grills

PAINTING

Putty finished emulsion paint and enamel paint for walls for window grills and hand rails and external walls will be emulsion painted

ELECTRICITY SUPPLY

Concealed copper wiring

Adequate light points, , fan points, 5 - amp and 15 - amp points etc with independent meters for each flat Modular type switches

Provision for cable TV and telephone point in living room and intercom point in master bedroom Generator backup up to 1200 watts per apartment

Brand Pool

FLOORING

Bedroom Floor Tiles : AGL/RAK/Kajaria/Somany/Simpolo or equivalent vtrified/rectified tiles

Living and Dining Floor : AGL/RAK/Kajaria/Somany/Simpolo or equivalent vtrified/rectified tiles

Balcony & Sitout : Kajaria/RAK/Somany or equivalent

Toilet Floor Tile : RAK/Kajaria/Somany or equivalent

RAK/Kajaria/Somany or equivalent

WASHROOMS

Toilet Wall Tile (glazed)

EWC Cera/Jaquar or equivalent Wash Basin Cera/Jaquar or equivalent Concealed Flush Tank Grohe/Geberit/Viega/Kohler or equivalent Wall Plate Grohe/Geberit/Viega/Kohler or equivalent Wall Diverter Jaquar or equivalent Health Faucet Jaquar or equivalent Angle Valve 1/2 " Jaquar or equivalent

Bottle Trap

(for dining wash only) : Jaquar or equivalent

DOORS / WINDOWS

Inside Door/Toilet Door : Jacsons/Kassa/Pyramid

or equivalent

Windows Hindalco/Jindal or equivalent Main Door Lock Dorset/Yale or equivalent Hinges AKS/Enox or equivalent Yale or equivalent Magnetic Catcher Door Eye Yale or equivalent Yale or equivalent Safety Chain Dorset or equivalent Internal Door Lock Megold/Dorset or equivalent Tower Bolt

Toilet Door Baby Latch : Dorset or equivalent

KITCHEN

Kitchen Floor Tile : Simpolo/Somany/AGL/Kajaria

or equivalent

Kitchen Sink : Nirali or equivalent
Sink Cock : Jaquar or equivalent
Cockroach Trap : Chilly or equivalent
Waste Coupling : Chilly or equivalent

PAINT

Internal Putty : Asian/Berger or equivalent
Emulsion : Jotun/Asian or equivalent
Exterior Emulsion : Jotun/Asian or equivalent
Enamel : Asian or equivalent

ELECTRICAL

Distribution Board : Schneider/ Legrand/

Hager/Siemens

or equivalent

MCB : Legrand/ Schneider

/Siemens or equivalent

Switches : Legrand/ Schneider/

Wipro or equivalent

: Kirloskar/Cummins or

equivalent

Transformer : Unipower/Intrans or

equivalent

CEMENT

Genset

India/dalmia/Zuari/Ramco Cements or equivalent

STEEL

Vizag/Sail/Tulsyan/JSW/Suryadev or equivalent

LIFT

Otis/Kone/Thyssenkrupp or equivalent





- + Dimensions may vary slightly during construction
- + Furniture and fixtures are indicative only
- + All dimensions are in centimeters
- + Structural members may slightly vary after final design
- + Carpet Area as per Kerala RERA Is the area excluding external walls and balcony/verandah.

 + Carpet area is calculated as per structural measurement and
- may slightly vary with respect to plastering and tiling thickness.

GROUND FLOOR PLAN





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1st FLOOR PLAN





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2nd FLOOR PLAN





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- + All dimensions are in centimeters
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3rd to 9th FLOOR PLAN





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- + Furniture and fixtures are indicative only
- + All dimensions are in centimeters
- + Structural members may slightly vary after final design
- + Carpet Area as per Kerala RERA Is the area excluding external walls and balcony/verandah.

 + Carpet area is calculated as per structural measurement and
- may slightly vary with respect to plastering and tiling thickness.

TERRACE FLOOR PLAN



















TOILET ___

M.BED ROOM 330 X 345

> BALCONY 160 X 190

COVERED TERRACE

DRYING BALCONY 280 X 120

> TOILET 150 X 245

KITCHEN

320 X 245

DINING

330 X 345

BEDROOM-2

405 X 305

FOYER

120 X 120

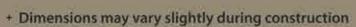
LIVING

305 X 520

BALCONY

320 X 155

COVERED TERRACE



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TYPE C - 2nd to 9th FLOOR 3BHK - 1650 Sq.ft CARPET AREA (As per Kerala RERA) - 1025 Sq.ft





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TYPE C1 - 1st FLOOR
3BHK - 1650 Sq.ft
OPEN TERRACE - 379 Sq.ft
CARPET AREA (As per Kerala RERA) - 1025 Sq.ft





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- + Furniture and fixtures are indicative only
- + All dimensions are in centimeters
- + Structural members may slightly vary after final design
- + Carpet Area as per Kerala RERA Is the area excluding external walls and balcony/verandah.
- + Carpet area is calculated as per structural measurement and may slightly vary with respect to plastering and tiling thickness.



TYPE D - 3rd to 9th FLOOR 2BHK - 1227 Sq.ft CARPET AREA (As per Kerala RERA) - 702 Sq.ft





- + Dimensions may vary slightly during construction
- + Furniture and fixtures are indicative only
- + All dimensions are in centimeters
- + Structural members may slightly vary after final design
- + Carpet Area as per Kerala RERA is the area excluding external walls and balcony/verandah.
- + Carpet area is calculated as per structural measurement and may slightly vary with respect to plastering and tiling thickness.





TYPE D2 - 2nd FLOOR

2BHK - 1227 Sq.ft

OPEN TERRACE - 140 Sq.ft

CARPET AREA (As per Kerala RERA) - 702 Sq.ft





- + Dimensions may vary slightly during construction
- + Furniture and fixtures are indicative only
- + All dimensions are in centimeters
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- + Carpet Area as per Kerala RERA Is the area excluding external walls and balcony/verandah.
- + Carpet area is calculated as per structural measurement and may slightly vary with respect to plastering and tiling thickness.



Pioneering The 5- Point Waste Management System

Asset Homes as a responsible builder has always strived to promote and adopt the best practices in the industry for providing a clean, safe and healthy environment. As part of this great initiative, we are now introducing a unique 5 point waste management system for efficient management of organic and non-organic waste at our projects. This waste management initiative is founded on the principles of Reduce, Recycle and Reuse. There are broadly 5 types of wastes that can be identified in any location. They are degradable, non-biodegradable, waste to incinerate, e-waste and medical waste. For each kind of waste there is a colour-coded bin that is kept for its collection at the apartment premises. The Green Bin for degradable waste, the Blue Bin for non-biodegradable waste, Orange Bin is for e-waste, the Yellow Bin for wastes to be incinerated and the Red

DEGRADABLE WASTE MANAGEMENT

The degradable waste management is done through converting the degradable waste into manure with the aid of the special processing unit. The end product can be used for home gardens or for agriculture. It's a system approved and adopted by the CREDAI Clean City Movement.

NON-BIODEGRADABLE WASTES

The non-biodegradable wastes include rubber tyres, plastics, glass bottles, fiberglass, styrofoam and metals. These wastes are converted into pellets using a processing unit and then used for paving roads and for other commercial purposes with the help of the CREDAI Clean City Movement in Kochi.

The e-waste include discarded computers, office electronic equipment, mobile phones, television sets and refrigerators. There is a special provision made for collecting and stocking this kind of wastes within the apartment premises.

WASTE TO BE INCINERATED

Incineration involves combustion of organic substances contained in waste. High temperature waste treatment systems are installed at the top of all apartment buildings to convert waste into ash.

It includes all waste of medical or laboratory origin like packaging, bandages, infusion kits and so on. The medical waste due to inated nature and propensity to cause injury is given exclusive provision for safe collection and stockin The 5 point waste management system is introduced at our new projects with a view of creating more hygienic and sustainable living environs that facilitate convenient and comfortable living in the city.



Responsible Solutions For Water Management

Water scarcity is a global phenomenon and combined effort of all stakeholders is essential to evolve a strategy for ensuring water balance. The National Building Code suggests that the daily consumption for person per day for residences should be limited to 135 litres. We believe this can be reduced and further optimized without reducing hygiene standards. This is possible in two ways.

- We will provide LEED compliant water efficient fittings with the possibility of reducing water consumption by 20 to 30 percent vis a vis conventional fittings. The savings in water consumption will directly reduce costs towards: Water storage ➤ Water generation / sourcing ➤ Water treatment
 - ➤ Water transmission by pumps ➤ Water heating ➤ Sewage treatment translating to lower maintenance costs and reduced impact on environment
- A commitment from you, our valued client, that you will actively encourage a philosophy of saving water by the simple method of shutting off the tap when not in use.

OUR STRATEGY ENVISAGES FURTHER:

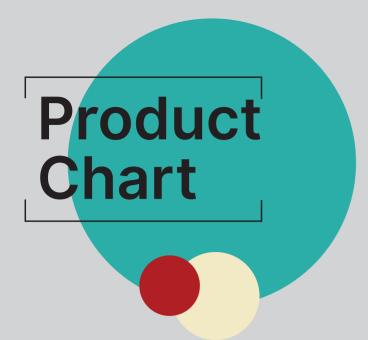
- A transparent policy on sourcing water for various uses Water balancing
- Rain-water harvesting including storage, treatment and reuse of rain water
- Treatment of sewage to recover water for use in flushing and landscape irrigation.

WATER BALANCING									
SI. No	Water Sources	Onsite Treatment Provision	Usage	Name of Water					
1	Corporation / Municipality / KWA	Yes	Drinking water (1 point in kitchen)	Drinking					
2	 Bore well Well water augmented Rain water from roof during monsoons Bowser water during emergencies 	Yes	 Washbasins Kitchen sinks Ablution faucets Showers Washing machines Dish washers Swimming pool make- up Water body make-up 	Domestic					
3	Treated effluent from STP	Yes	Flushing of water closetsGardeningCar wash	Flushing - Subject to technical feasibility					

Notes: • Excess rainwater will be disposed off either by ground water recharging, deep well injection or led to external storm water. The procedure adopted may be any one or a combination of the methods outlined above. The strategy for disposal will be as dictated by the underground water table levels and availability of external municipal storm water drains. A similar process will be adopted for disposing off excess treated effluent. Needless to mention adequate treatment facilities will be provided to ensure that the effluent will be treated to levels which will safeguard against contamination of the underground water table. Kerala Pollution

- All water supplied for use will be treated suitably ensuring human health is not endangered. Where treated effluent is used as in the case of flushing and gardening, suitable cautionary notices will be provided to protect against inadvertent misuse.

 Drinking water and domestic water will be treated to ensure compliance with drinking water standards
- Flushing water standards will comply with those laid down by Kerala Pollution Control Board.
- KWA/corporation water will be provided, subjected to availability and government sanction.
- Individual water meters will be provided for each apartment.



ASSET EAST BROOK PHASE 1									
G+9									
LAND AREA IN CENTS									
NO. OF APARTMENTS									
GROUND FLOOR	PARKING + LO ASSET (
FIRST FLOOR	A1	B1	C1	D1	MULTI RECREATION, HEALTH CLUB, SWIMMING POOL, CHILDRENS PLAY AREA, ELDERS NOOK,PARTY TERRACE				
	3 ВНК	2 BHK	3 BHK	2 BHK					
	1657		1650	1227					
OPEN TERRACE	52		379						
COVERED TERRACE		239		140					
	А	B2	С	D2	YOGA COURT WITH REFLEXOLOGY TRAIL				
	1657	1227	1650	1227					
SECOND FLOOR	1657	1227	1650	1227					
OPEN TERRACE		239		140					
		В		D					
		2BHK		2BHK					
THIRD FLOOR	1657	1227	1650	1227					
FOURTH FLOOR	1657	1227	1650	1227					
FIFTH FLOOR	1657	1227	1650	1227					
SIXTH FLOOR	1657	1227	1650	1227					
SEVENTH FLOOR	1657	1227	1650	1227					
EIGHTH FLOOR	1657	1227	1650	1227					
NINETH FLOOR	1657	1227	1650	1227					





DELIGHTFULLY YOURS!

Asset Delight is a bouquet of unique services. Going beyond the property the services are unique because they continue until they are needed. They are unique because they intuitively

understand your concerns and rationally address them. By providing 17 amazing services ranging from 25 years free insurance coverage for your property to free airport pick-up to drop you at home, Asset Delight takes care to make your life an absolute delight. Delights that transcend your every need.

MEDCARE

Health is the biggest concern for all. Medcare offers monthly medical check-ups and delivers medicines at your doorstep at our projects. We have tie-ups with leading medical labs and reputed medical stores in and around our project location. Anybody can avail of these services whenever the need arises. We are just a call away.

D-LOC

We will make your life easy! Get your laundry done regularly in the easiest way. We have tie-ups with professional laundry service providers. You can avail their services twice/thrice a week.

PRE-MONSOON CHECK UP

Pre-monsoon check-up is a critical step in the maintenance of your home. We connect with our customers and make them aware of this. Appropriate steps will ensure that the maintenance of the common areas are kept at its minimum year after year. Transform your living destination into a perfect one by following our annual maintenance practices.

MAINTENANCE CLINIC

Keep your home functionally and aesthetically maintained. Our service personnel are available at your call to rectify issues in your apartment and provide precautionary tips to avoid future problems. All you have to do is to register your maintenance related enquiries by mail to mantenance@assethomes.in. We associate with all our major vendors to provide you reliable and prompt service.

FREE INSURANCE

Asset Homes is a pioneer in the Indian realty sector in extending 10 years free insurance coverage against damages caused by fire, earthquake, lightning and explosion air craft damages etc on all Asset Homes apartments launched after 2016, in association with The New India Assurance Co. Ltd.

TRANSIT HOME FACILITY

Asset Homes offers all its privileged customers complimentary Transit Home facility in Thiruvananthapuram, Kochi, Thrissur, Kannur and Guruvayoor, while visiting these cities, at fully furnished, well-maintained guest houses at absolutely no cost.

DELIGHT SERVE

An easy-to-operate mobile application, with a unique customer ID, offers a one-point access for booking all maintenance needs to ensure timely assistance to customers who are in need, making the process easy, time-saving, absolutely effective and hassle-free.

DELIGHT DRIVE

What could be more delightful than getting picked up or dropped off at the airport on your visit home? We provide our customers this facility from the nearest Airport to their Asset Homes apartment once a year. Just call up the Asset Delight Team and let us know in advance, and be assured your cab will be waiting for you to take you home safely and on time.

DELIGHT DE ASSIST

Asset Delight provides services such as payment of your routine bills (KSEB, KWA, Property/Land Tax, Association/Maintenance Charges), and cleaning, renting and resale of apartments. We make sure your home is well taken care of in your absence.

DELIGHT SURPRISES

Asset Delight organises occasional Customer Meets and other events with the participation of Asset Homes customers from around the world. These get-togethers help customers meet and interact with the brand custodians as well as other members of the extended Asset Family.

DELIGHT DÉCOR

Want to refurbish your apartment? Delight Decor services is just a ring away. Redo your home to your taste and satisfaction.

DELIGHT SHIFTS

Moving from one home to another has been made easy by Delight Shifts services. All that you need to do is call the service partners.

FAMILY OF THE MONTH

Every month, Asset Delight Team pays a friendly visit to any one of the Asset Family members' homes at each location. This helps the team build a strong relationship with the customers, which further helps in addressing their concerns effectively. Customers' suggestions for improvement of services are duly considered and incorporated.

CUSTOMER ON BOARD

The best insight provider of our brand is our customer. Asset Homes considers it a privilege to have one customer take part in the company's Management Meeting held every month. The selected customer is invited to share his or her views about the brand, the projects and the services offered.

DELIGHT SHINE

Asset Delight offers vehicle-wash service right at your doorstep. Wash away the grit and grime of a busy day to leave your vehicle with a glowing shine every day.

DAILY DELIGHT

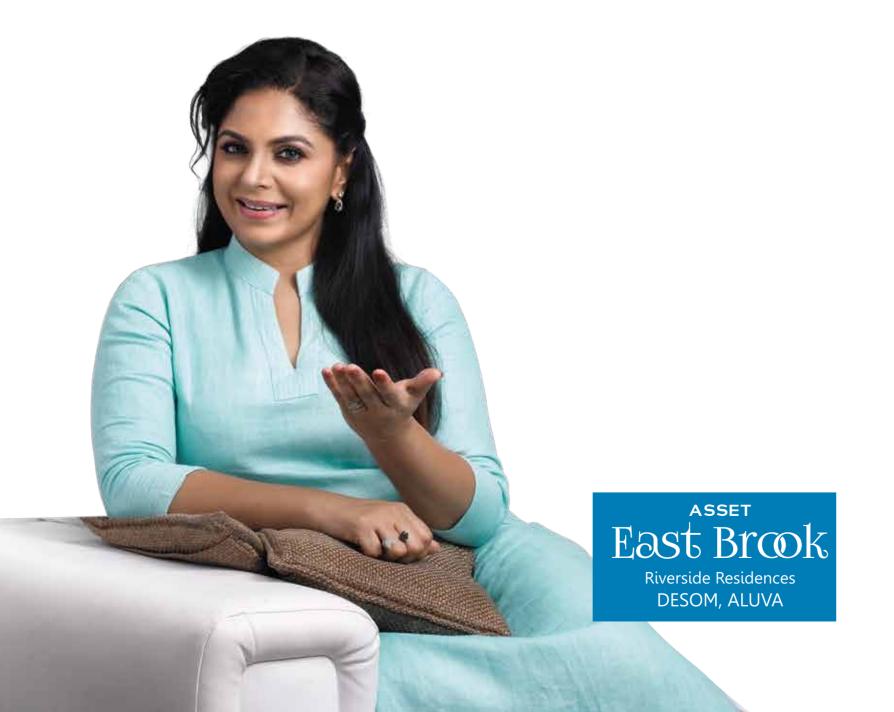
Your orders for provisions and other routine requirements will be delivered at your doorstep through reliable agencies, thus taking the stress out of your daily grocery and other shopping.

DELIGHT AID

Asset Delight is with you in times of need. Be it for medical care service or ambulance service, through a helpline number exclusively dedicated to Asset Delight AID. We will cater to your most urgent needs with the least response time and other forms of assistance for the elderly, the ailing and the needy. Collectively with the support of nursing care services provided through our associate international organisation and a network of the finest medical care associates we aim to provide for the most authentic, economical and reliable service for your aid.

PRIVILEGE CARD

The Asset Advantage Privilege Card is the passport to a host of advantages for all Asset Homes customers. All the privileges that the company extends can be availed using this customer identification card, whether it's the Transit Home Facility, the Referral Scheme or any other customer-centric service.



Creating new benchmarks. Crossing new highs.

CRISIL DA2+ RATED BUILDER

